

### 3.0 PROJECT DESCRIPTION

#### 3.1 PROJECT LOCATION

The proposed Quarry Creek Master Plan project site consists of 156 gross acres of land located within Local Facilities Management Zone 25, in the northeast quadrant of the City of Carlsbad, San Diego County. Carlsbad is a coastal city located 30 miles north of downtown San Diego. The City is bordered to the north by the City of Oceanside, to the south by the City of Encinitas, to the east by the cities of Vista and San Marcos, and on the west by the Pacific Ocean. The project site is located approximately two miles east of Interstate 5 (I-5) and is immediately south of State Route 78 (SR-78). Figure 3-1 illustrates the regional location of the project site.

The Master Plan project site is located within an “urbanized area” (pursuant to the *California Environmental Quality Act (CEQA) Guidelines* Section 15387) generally surrounded by a highway route to the north, commercial uses and auto dealership to the east, residential uses to the south, and dedicated open space public lands to the west. The site is immediately bordered by the jurisdictional limits of the City of Oceanside on the east and the north. Local access to the project site is currently provided by Marron Road, where it terminates at the western boundary of the Quarry Creek Plaza shopping center, and Haymar Drive, which is located at the northerly boundary of the Master Plan project site.

Several off-site utility improvements will be required for project implementation including sewer, water, and reclaimed water lines. These improvements are generally located adjacent to, or in the immediate vicinity of the project site, and are associated with either new utility installation or utility upgrades to serve the project. Also, off-site improvements include one of the project’s proposed public use trailheads, which would be located at the easterly terminus of Marron Road for that portion of the road within the City of Carlsbad located east of El Camino Real (east of the Vons shopping center), and another connection with an existing trail at Simsbury Court. Improvements will also be made to Haymar Drive. The project will also involve off-site grading in two areas immediately adjacent to the project site’s eastern boundary.

Figure 3-2, Project Vicinity Map, provides an aerial view of the project site in the context of the local circulation system and surrounding land uses.

#### 3.2 PROJECT SETTING

The Master Plan project site is comprised of two parcels of vacant land. These parcels are referred to herein as the “Reclamation parcel” (APN #167-040-21-00), and the “Panhandle parcel” (APN #167-040-11-00). Figure 3-3 depicts the locations of these parcels in the context of all the properties located within Local Facility Management Plan Zone 25.

The Reclamation parcel comprises 100 acres of land. The eastern portion of the Reclamation parcel is a previously mined area, which is graded and is largely devoid of sensitive biological resources; however, portions of the southern slopes and northwesterly portions of this parcel remain in a relative natural condition. The manufactured slopes located in the southern portion of this parcel were created during the previous mining and subsequent reclamation activities and have been revegetated with Diegan coastal sage scrub. Also, the northwestern portion of this parcel contains wetlands and associated vegetation communities.

The Reclamation parcel is the subject of a mine reclamation program pursuant to the Surface Mining and Recovery Act of 1975 (SMARA). The Reclamation plan that has recently been implemented for this parcel requires that the previously mined areas be reclaimed to a state which is usable for urban land uses per the local zoning and General Plan land uses designated for the property. The reclamation plan for this portion of the project site was adopted by the State Mining and Geology Board in 1991 as being in compliance with the Surface Mining and Recovery Act of 1975 (SMARA), and was amended in February 2010 in order to preserve the El Salto Falls and Buena Vista Creek. These key features of the adopted Reclamation plan are included in the Quarry Creek Master Plan open space and trails system. Buena Vista Creek traverses the Reclamation parcel in an east to west direction, generally bisecting the previously mined area of the Reclamation parcel. The creek then travels off-site, northerly of the Panhandle parcel.

The Panhandle parcel comprises 56 acres of land and is in a generally undisturbed condition. The prominent visual feature of this parcel is the presence of an east-west trending ridge. A parallel tributary stream course and valley traverse this area, draining the Calavera Hills neighborhoods from the south. Located to the north and the west of the property are undeveloped lands which are within the Buena Vista Creek Ecological Reserve (formerly the Sherman property). This area is shown on Figure 3-3 (APN Nos. 167-040-39-00 and 167-040-38-00), comprises approximately 134 acres of land, and is owned by the State of California Department of Fish and Game. The historic Marron Adobe home is located at the top of a small hill surrounded by small cultivated agricultural fields to the north of the site. The Adobe, along with other cultural resources, form the Marron-Hayes Historic District which is located to the west of the Reclamation parcel and north of the Panhandle parcel.

### 3.3 PROJECT CHARACTERISTICS

The Quarry Creek Master Plan provides a comprehensive plan for the development of the 156-acre project site, providing for a variety of residential, public use, and open space uses, as well as supporting infrastructure. The Master Plan provides development regulations tailored to each individual planning area, including architectural and design guidelines, and landscaping requirements. The Master Plan land use plan organizes the project site into five residential planning areas, five public use areas, and four open space areas that would be interconnected via a circulation system that would encourage pedestrian and bicycle circulation, while accommodating vehicular and public transit needs. Full development of the Master Plan would provide a total of 656 residential dwelling units in a range of product types, densities, and price ranges, including both market-rate units and affordable dwelling units provided under the City's Inclusionary Housing Ordinance.

The proposed Quarry Creek Master Plan (March 15, 2012) land use plan is provided on Figure 3-4. Detailed exhibits of each Master Plan planning area are provided within Section 4 Individual Planning Area Development Regulations of the Master Plan document, which is included on the CD provided as an attachment to this EIR. The project also involves approval of a Vesting Tentative Map for the property and detailed landscape plans. The Vesting Tentative Map and landscape plans are also provided as Appendix C to this EIR.



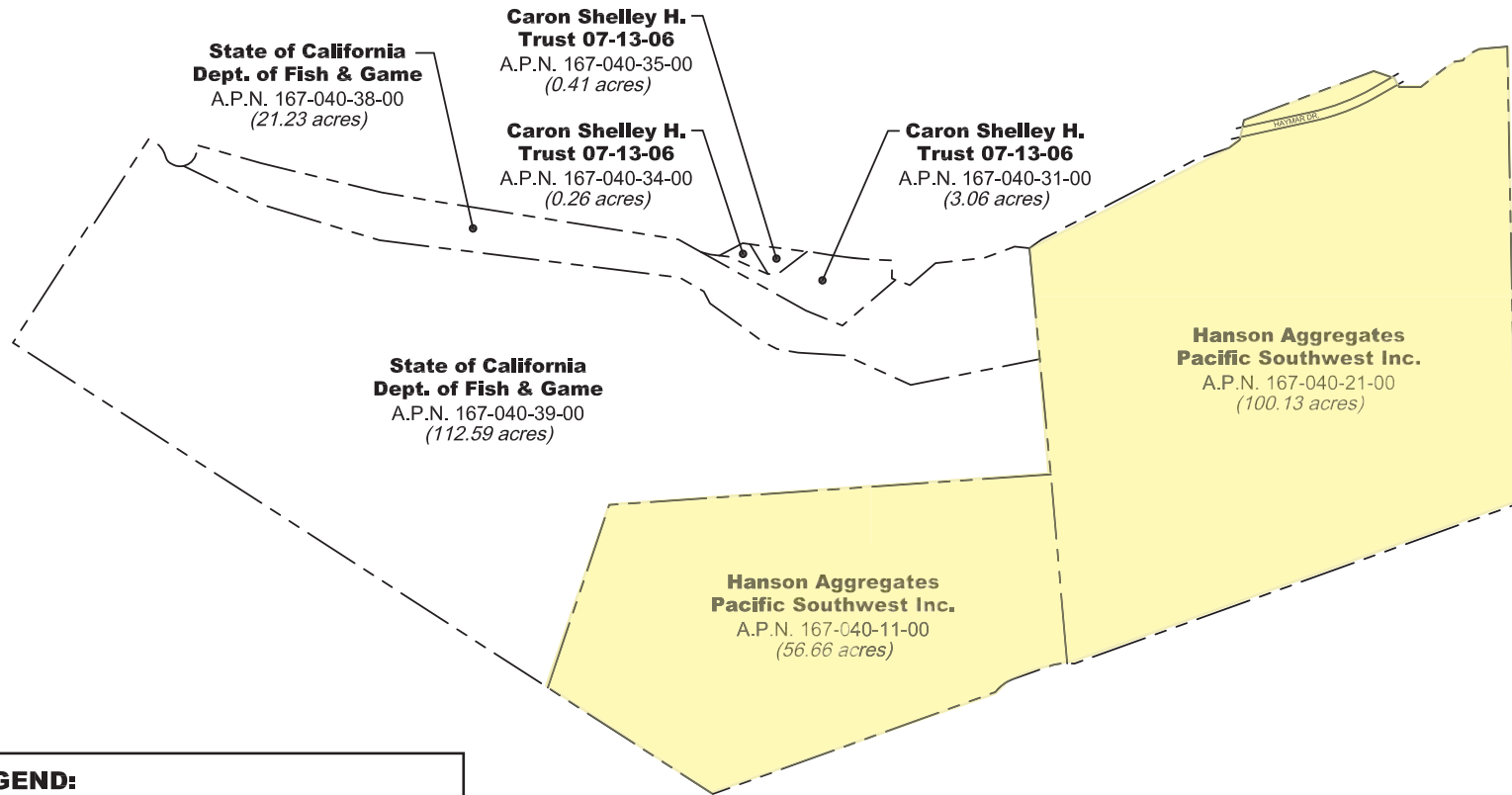












**LEGEND:**

- Parcel Ownership Boundary
- Proposed Project Site

**LFMP Zone 25 Ownership**  
FIGURE 3-3



Table 3-1 provides a summary of the proposed project characteristics.

**Table 3-1. Land Use Summary Table**

Land Use	Planning Areas	Master Plan Use	Gross Acreage	Net Acreage	Dwelling Units this Master Plan
<b>Residential</b>					
RH Residential High (15-23 <sup>1</sup> du/ac)	R-1 R-2	Apartments or Condos	18.2	15.5	331 <sup>2</sup>
RMH Residential Medium-High (8-15 du/ac)	R-3 R-4 R-5	Condos	30.7	26.1	325 <sup>3</sup>
<i>Residential Subtotal</i>			<i>48.9</i>	<i>41.6</i>	<i>656</i>
<b>Public Use</b>					
Park & Ride	P-1	Parking Lot	0.9		N/A
Community Facility Site	P-2	Community Uses	2.1		N/A
Community Recreation Area	P-3	Active Recreation	1.3		N/A
Public Trails, Overlooks, Basins	P-4 P-5	Public Trails and Related	3.9		N/A
<i>Public Use Subtotal</i>			<i>8.2</i>		
<b>Open Space</b>					
OS Open Space	OS-1 OS-2 OS-3 OS-4	Open Spaces	87.9		N/A
<i>Open Space Subtotal</i>			<i>87.9</i>		
Roads	N/A	Roads	11.0		
<i>Roads Subtotal</i>			<i>11.0</i>		
<b>Total</b>			<b>156.0</b>		<b>656</b>

<sup>1</sup> May exceed 23 du/ac with density modification per CMC Chap. 21.53.120.

<sup>2</sup> 306 du minimum at 20 du/ac density required.

<sup>3</sup> 200 minimum at 12 du/ac density required.

### 3.3.1 Residential Development

Approximately 48.9 acres (or 31 percent) of the project site will be devoted to residential land uses. As shown in Figure 3-4, the Master Plan land use plan proposes the residential planning areas within the more centralized, generally non-constrained portions of the site. These areas are more suitable for development, as they are the previously mined areas of the Reclamation parcel, which are now graded and generally flat, and the flatter areas of the Panhandle parcel that also have less sensitive habitats and species as compared to other portions of the site proposed for open space.

The Master Plan proposes a diverse mix of residential neighborhoods, organized into five planning areas and shown on Figure 3-4 as Planning Areas R-1, R-2, R-3, R-4, and R-5. These proposed residential

planning areas would allow the development of both for sale and for rent, attached and detached residential units.

Residential Planning Areas R-1 and R-2 (located north of Buena Vista Creek) are proposed for high density residential development (15-23 dwelling units per acre). Residential Planning Areas R-3, R-4, and R-5 (south of the Buena Vista Creek) are proposed at medium-high densities (8-15 dwelling units per acre).

The proposed residential buildings will feature five architectural styles. The five architectural styles are the Cottage, Craftsman, European Country, Monterey and Spanish Colonial. These styles are intended to provide varied yet harmonious architectural themes. Examples of the proposed architectural styles are provided within Section 6.4 Architectural Design Guidelines of the Master Plan document included in the CD attached to this EIR.

Direct connections between these residential areas and the off-site existing commercial uses will be provided in order to allow for a convenient mix of uses. The residential neighborhoods will also include recreation and social activity areas in order to foster healthy, vibrant and efficient neighborhoods.

### **Planning Area R-1: Multi-Family Residential High Density (RH)**

Planning Area R-1 is located in the northeast corner of the Master Plan project site, covering approximately 7.1 gross acres. This planning area is allocated an assumed unit count of 129 multifamily attached homes, which could include either rental apartments or for-sale condominiums. These units would be a maximum of three stories and 40 feet to the roof ridgeline in height. The units in Planning Area R-1 are intended to satisfy the Inclusionary (Affordable) Housing requirement for the Quarry Creek Master Plan. The units will be constructed at an overall minimum of 20 dwelling units per acre (du/ac). As a result of this density, all of the units within Planning Area R-1 shall qualify for State of California Regional Housing Needs Assessment (RHNA) low-income affordable housing credit.

Access to Planning Area R-1 will be provided via a private driveway extending southerly from Haymar Drive. Two driveway points from this private street into Planning Area R-1 will be provided, while an additional secondary access will be provided through Planning Area R-2 to Street 'B.' These internal drive accesses will also provide access to a Public Open Space Area, which is a four-acre parcel (APN# 168-011-20) located immediately east of Planning Area R-1 (off-site), and within the jurisdiction of the City of Oceanside. This parcel is identified as an open space parcel and may be used as a public cultural area.



A 50-foot wide planning buffer will be provided on the south side of Planning Area R-1 adjacent to Planning Area OS-3 beyond (uphill from) the 100-foot biological buffer which was established as part of the adopted Reclamation plan. Uses that are allowed within the planning buffer include; parkways of public or private streets, turnarounds, driveways, parking lots, rear yards [no structures], landscaping for the ultimate adjacent development, underground utilities, recreational trails, public view areas and kiosks, passive recreational uses, maintenance accessways, fire management zones, hydromodification or water treatment zones and other recreational or natural-type features. Refer to Figure 16, Planning Area R-1 of the Master Plan (see EIR Appendix B) for a detail of this planning area.



STATISTICAL SUMMARY

PA	LAND USE	GENERAL PLAN LAND USE	GENERAL PLAN DENSITY RANGE	GROSS ACRES	NET ACRES	DENSITY	MAX. UNITS
<b>RESIDENTIAL</b>							
R-1	Apartments *	(RH) High Density	15-23 du/ac	7.1	6.0	21.4	129
R-2	Planned Development	(RH) High Density	15-23 du/ac	11.1	9.4	21.4	202
R-3	Planned Development	(RMH) Medium-High Density	(8-15 du/ac)	6.7	5.7	14.2	81
R-4	Planned Development	(RMH) Medium-High Density	(8-15 du/ac)	18.4	15.6	12.0	188
R-5	Planned Development	(RMH) Medium-High Density	(8-15 du/ac)	5.6	4.8	11.8	56
<b>RESIDENTIAL SUB-TOTALS</b>				<b>48.9</b>	<b>41.6</b>	--	<b>656</b>
<b>PUBLIC USE</b>							
P-1	Community Facilities	(CF) Community Facility	--	0.9	0.9	--	--
P-2	Community Facility Site	(CF) Community Facility	--	2.1	1.2	--	--
P-3	Community Recreation Area	(OS) Open Space	--	1.3	1.1	--	--
P-4	Trail, View Area, Water Quality Basin	(OS) Open Space	--	3.3	3.3	--	--
P-5	Community Facilities	(CF) Community Facility	--	0.6	0.6	--	--
<b>PUBLIC USE SUB-TOTALS</b>				<b>8.2</b>	<b>7.1</b>	--	--
<b>OPEN SPACE</b>							
OS-1	Southerly Open Space Corridor Preserve	(OS) Open Space	--	57.9	--	--	--
OS-2	Wetland Preserve	(OS) Open Space	--	20.1	--	--	--
OS-3	Buena Vista Creek and Buffer	(OS) Open Space	--	8.4	--	--	--
OS-4	R-5 Northern Brush Management Zone	(OS) Open Space	--	1.5	--	--	--
<b>OPEN SPACE SUB-TOTALS</b>				<b>87.9</b>	--	--	--
<b>Public Roads</b>				<b>11.0</b>	<b>11.0</b>	--	--
<b>PROJECT TOTALS</b>				<b>156.0</b>	<b>59.7</b>	--	<b>656</b>

\* Includes affordable and potential market rate units.

-  Limits of Hardline Map Boundary
-  Brush Management per HMP Hardline Map

NOTE: Units can be transferred subject to total project unit maximum.



Proposed Master Plan Land Use Plan  
FIGURE 3-4



### **Planning Area R-2: Multi-Family Residential High Density (RH)**

Planning Area R-2 is located immediately west of Planning Area R-1 and covers approximately 11.1 gross acres. Planning Area R-2 is allocated an assumed unit count of 202 multi-family attached condominium or apartment homes. These units would be a maximum of three stories and 40 feet to the roof ridgeline in height. The units will be constructed at an overall minimum density of 20 du/ac. As a result of this density, all of the units within Planning Area R-2 shall qualify for State of California RHNA low-income affordable housing credit. Further, if Planning Area R-2 is developed in conjunction with Planning Area R-1 as a single project, some number of these units may be income-restricted in order to meet the City's Inclusionary Housing requirements (CMC Chapter 21.85).

As with Planning Area R-1, a 50-foot wide planning buffer will be provided on the south side of Planning Area R-2 adjacent to Planning Area OS-3 beyond [uphill from] the 100-foot biological buffer. Refer to Figure 17, Planning Area R-2 of the Master Plan (see EIR Appendix B) for a detail of this planning area.

### **Planning Area R-3: Multi-Family Residential Medium-High Density (RMH)**

Planning Area R-3 is located south of Planning Areas R-1 and R-2 and is approximately 6.7 gross acres. Planning Area R-3 is allocated an assumed unit count of 81 multi-family attached or detached homes and will be constructed at an overall minimum density of 12 du/ac. The maximum height of structures in this area is 35 feet and three stories.

Planning Area R-3 will also contain a 50-foot planning buffer on the north side of Planning Area R-3 adjacent to Planning Area OS-3 beyond [uphill from] the 100-foot biological buffer. Refer to Figure 18, Planning Area R-3 of the Master Plan (see EIR Appendix B) for a detail of this planning area.

### **Planning Area R-4: Multi-Family Residential Medium-High Density (RMH)**

Planning Area R-4, approximately 18.4 gross acres, is located in the central portion of the Master Plan project site. This planning area is allocated an assumed 188 multi-family attached or single-family detached courtyard homes and will be constructed at an overall minimum of 12 du/ac based on the overall net acreage of the entire planning area. The maximum height of structures in this area is 35 feet and three stories.

Notwithstanding the fact that some subarea portions of this planning area may be constructed at higher or lower net density individually, the resulting overall net density of the planning area must achieve at least 12 du/ac in order to demonstrate consistency with moderate housing affordability policies of the City of Carlsbad Housing Element. Refer to Figure 19, Planning Area R-4 of the Master Plan (see EIR Appendix B) for a detail of this planning area.

### **Planning Area R-5: Multi-Family Residential Medium-High Density (RMH)**

Planning Area R-5, approximately 5.6 gross acres, is located immediately west of Planning Area R-4. This planning area is allocated an assumed 56 multi-family attached or single-family detached courtyard homes. The maximum height of these detached courtyard or multifamily attached condos would be 30 feet and two stories. Planning Area R-5 will be developed at an overall minimum net density of 11.8 du/ac based on the overall net acreage of the entire planning area. Notwithstanding the fact that some subarea portions of this planning area may be constructed at higher or lower net density individually, the resulting net density of the planning area must achieve at least 12 du/ac in order to

demonstrate consistency with moderate housing affordability policies of the Carlsbad Housing Element. Refer to Figure 20, Planning Area R-5 of the Master Plan (see EIR Appendix B) for a detail of this planning area.

### 3.3.2 Public Use

Public use areas would be dispersed throughout the buildable areas of the Master Plan. The public use areas would make up approximately 8.2 acres (6 percent) of the developed community and are intended to encourage pedestrian activity through a logical connection of trails, sidewalks, public vehicle parking, bicycle facilities, and community uses, all within a short walk from residential neighborhoods. A Community Facilities site would be provided at the Marron Road entry into the project site from the east, in a location proximate to both the proposed residential neighborhoods and the adjacent off-site commercial center. Furthermore, the public use planning areas would provide the overall water quality and hydromodification basins for the Master Plan community. Refer to Figure 21 of the Master Plan (see EIR Appendix B) for details of these planning areas. Also, Master Plan Figure 22 depicts the landscape concept plan for Planning Area P-3, as described below.

#### **Planning Area P-1: Community Facilities**

Planning Area P-1 is located immediately north of Haymar Drive, just north of the high density neighborhood (Planning Areas R-2). This planning area is approximately 0.9 gross acres and will be developed as a Community Facilities Park and Ride lot to serve all residents of the proposed project. The parking area would provide parking for carpooling and bus stop and turn around area for mass transit purposes for the proposed project.

#### **Planning Area P-2: Community Facilities Site**

Planning Area P-2 is located in the southeastern border of the Master Plan project site, immediately south of the Marron Road extension entry to the proposed residential neighborhoods. This planning area is approximately 2.1 gross acres and would be developed as a Community Facilities site, which will provide community-oriented uses, consistent with those allowed per Carlsbad Municipal Code Chapter 21.25. Planning Area P-2 is intended as the main community node of the proposed project. Allowed uses in P-2 include child daycare (required use), adult and/or senior daycare, church, social club, dog park, skateboard park, or community garden.

#### **Planning Area P-3: Community Recreation Area**

Planning Area P-3 is designated as a 1.3 acre planning area, located immediately adjacent to Planning Area R-4 to the west. This planning area would be developed with private community recreation facilities that would be made available to serve the residents of surrounding residential neighborhoods in Planning Areas R-3, R-4, and R-5. Pedestrian and bicycle connections will also be provided to conveniently link the surrounding neighborhoods to this community recreation area.

The recreation area would include design features such as meandering walkways with boulder groupings, a dry creek bed and native plantings. Planning Area P-3 would also include a swimming pool facility and may also include a lap pool, children's wading pool, and spa. Other features of this planning area are anticipated to include a recreation building with restrooms, BBQ counters and shaded seating areas. The site would also include a children's play area with a play structure, picnic tables, and benches.

### **Planning Area P-4: Trail Stop, View Area, and Water Quality Treatment and Hydromodification Basin**

Planning Area P-4 is designated as a 3.3 acre planning area, located immediately south of the open space parcel (OS-2) and north of Street 'A'. This planning area would consist of minimal passive recreation improvements including a water quality treatment/hydromodification/detention basin, trail and wetland viewing area. This planning area would be accessed only via a pedestrian trail from the adjacent local street (Street 'A') and via a connecting trail from the east and west. This planning area provides a broad pedestrian overlook of the preserved wetland environment of the Buena Vista Creek valley. Identification and information signage will be located along the paths, presenting aspects of the biology and cultural history of the area.

### **Planning Area P-5: Public Trailhead**

Planning Area P-5 is designated as a 0.6 acre planning area, located in the northwestern portion of the Panhandle parcel. This planning area would consist of a public trailhead to connect to a future trail system located in the Buena Vista Creek Ecological Reserve and nature overlook that would contain minimal passive improvements. It would be accessed only via vehicular and pedestrian trail through Planning Area R-5.

## **3.3.3 Open Space**

The proposed project would permanently protect 87.9 acres (56%) of the Master Plan project site in open space. The proposed open space planning areas incorporate the most unique natural and cultural features located within the Master Plan project site, including the steep slopes on the southern perimeter, the El Salto Falls and Buena Vista Creek through the center of the site, wetlands in the north-center, and tributary ephemeral streambed in the southwest panhandle. Some of these protected areas will be biologically restored to ensure long-term biological viability. Hiking trails, shade trees and other passive recreation areas are proposed, which would be interspersed to ensure availability and utility of open spaces to the degree that these uses are compatible and not destructive of the environmentally beneficial uses of these spaces. The areas that are proposed for biological open space will be the subject of a permanent conservation easement and funding will be provided for permanent management.

### **Planning Area OS-1: Southerly Open Space Corridor Preserve**

Planning Area OS-1 consists of 57.9 acres of land, and would conserve the high steep slopes at the south side of the Reclamation parcel and the valley and steep natural slopes on the south half of the Panhandle parcel. A trail is proposed through this area to connect at Simsbury Court.

### **Planning Area OS-2: Wetland Preserve**

Planning Area OS-2 consists of 20.1 acres of land, and would conserve the Buena Vista Creek and its associated wetlands around its broad bend on the northwestern quarter of the Reclamation parcel.

### **Planning Area OS-3: Buena Vista Creek and Buffer**

Planning Area OS-3 consists of 8.4 acres of land, and would conserve the El Salto Falls and the restored Buena Vista Creek channel and environmental buffer.

### **Planning Area OS-4: R-5 Northern Brush Management Zone**

Planning Area OS-4 consists of 1.4 acres of land, and would provide open space land use protection over the north-facing fire suppression slope north of Planning Area R-5.

#### ***Biological Buffer***

As described previously, a 100-foot biological buffer, which is in addition to the proposed 50-foot planning buffer, has been provided on each side of Buena Vista Creek at Planning Area OS-3. Approximately 80 feet of this 100-foot biological buffer has been revegetated with native upland Diegan coastal sage scrub habitat as part of site reclamation. The 100-foot biological buffer, the proposed HMP Hardline, and the corresponding conservation easement have been established pursuant to, and are consistent with, the requirements of the Amended Reclamation Plan for Former South Coast Materials Quarry. The Master Plan also provides for a road and utility bridge crossing of the creek channel of Planning Area OS-3 and a public trail system and other uses within the OS-3 creek channel planning buffer.

### **3.3.4 Circulation**

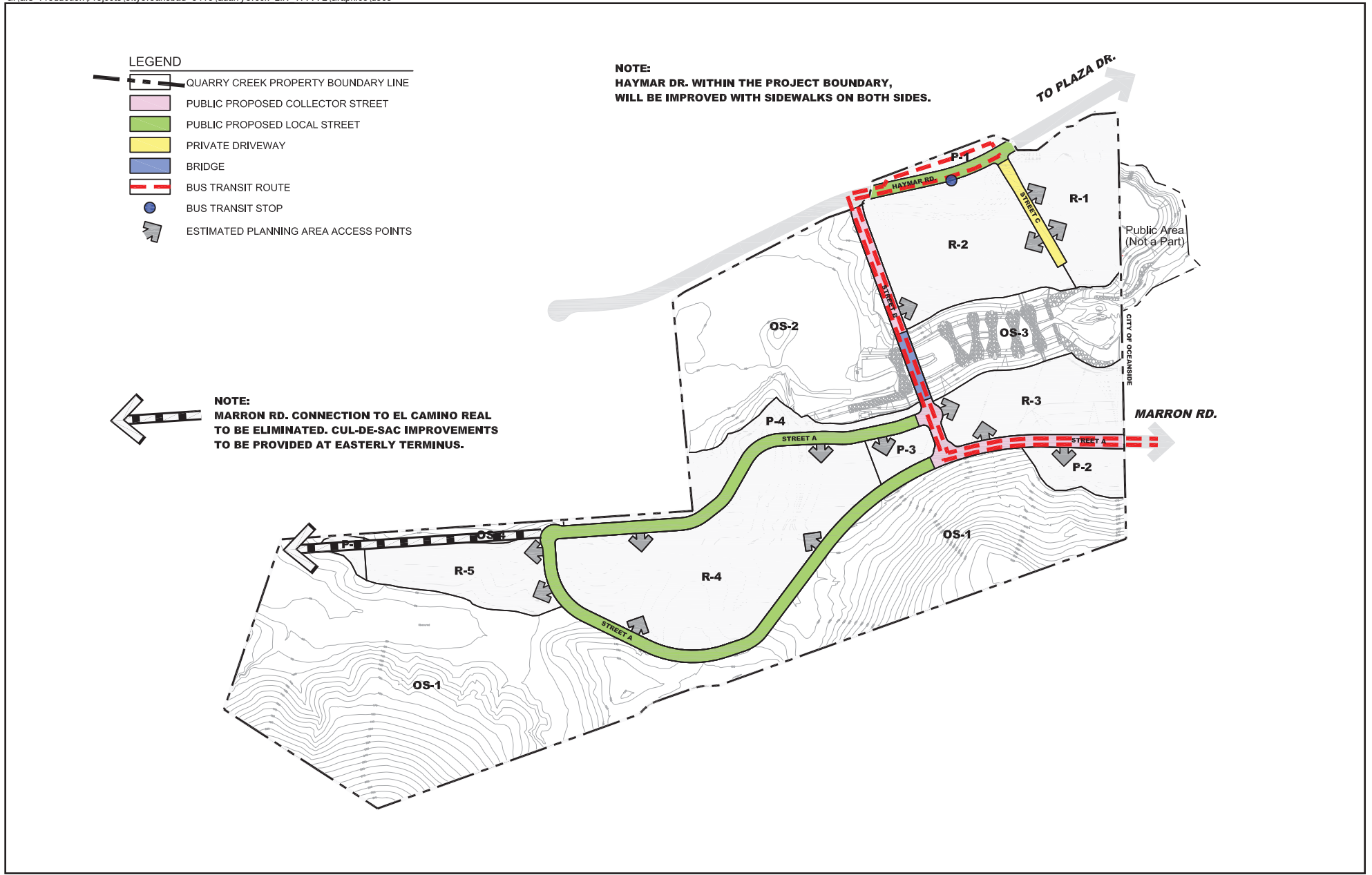
Figure 3-5 depicts the proposed vehicular circulation system for the project. The proposed project would involve the extension of Marron Road into the project site; however, this road would not be connected to its existing terminus in the City of Carlsbad located to the west of the project site (east of El Camino Real) as is currently identified in the City of Carlsbad's General Plan Circulation Element.

As shown of Figure 3-5, the proposed project would contain a series of two generalized loop systems for vehicular access to the developed portions of the project site. The main entry to the site is from Marron Road, at its present terminus at the west end of the existing Quarry Creek Plaza shopping center. At this point, Marron Road will be extended as a controlled collector street (referred to as Street 'A') to loop westerly and return to a north-south local collector street (Street 'B'), which will cross Buena Vista Creek via a proposed bridge, to arrive at a "T" intersection at Haymar Drive, which completes an off-site easterly loop back to College Boulevard. Figure 3-6 depicts a plan and profile of the proposed bridge.

The Street 'A' loop would extend westerly to access the residential, public use and open spaces in the Panhandle parcel of the project site. Traffic calming measures have been incorporated into the project design as an important part of the provision of "Complete Streets," or livability of the proposed community. These measures are proposed which would contribute to allowing the roadway to operate with all users in mind, including motorists, bicyclists, public transportation vehicles and pedestrians. Bike lanes will be included on all public streets within the project. Bicycle racks or storage may be located in the Community Facility Sites of Planning Area P-1 Park and Ride lot and the Planning Area P-5 Public Trailhead. Figure 3-7 depicts the proposed Pedestrian and Bike Trail Circulation Plan.

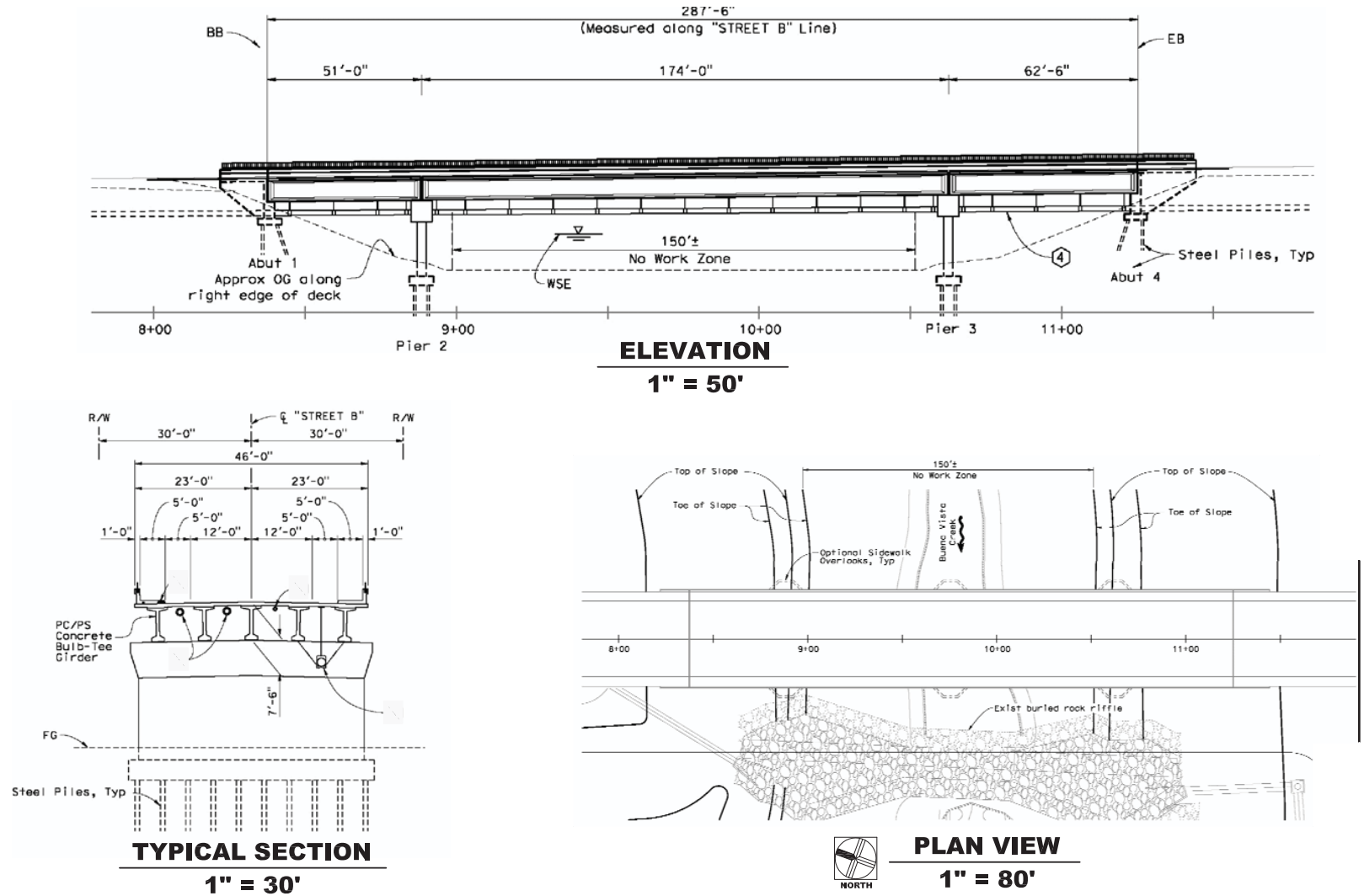
The proposed project would contain an accessible and convenient connection to the regional bus system and the Planning Area P-1 SR-78 Park and Ride lot. The Park and Ride lot will be primarily used by freeway carpoolers. The North County Transit District (NCTD) bus route will provide service to the project and the bus stop on Haymar Drive within the project will feature street furniture, including benches, shelters and transit information.





**Proposed Vehicular Circulation Plan**  
**FIGURE 3-5**











SOURCE:  
'QUARRY CREEK BRIDGE PLANNING STUDIES' PREPARED  
BY T-Y-LIN INTERNATIONAL (SEPTEMBER 13, 2011)

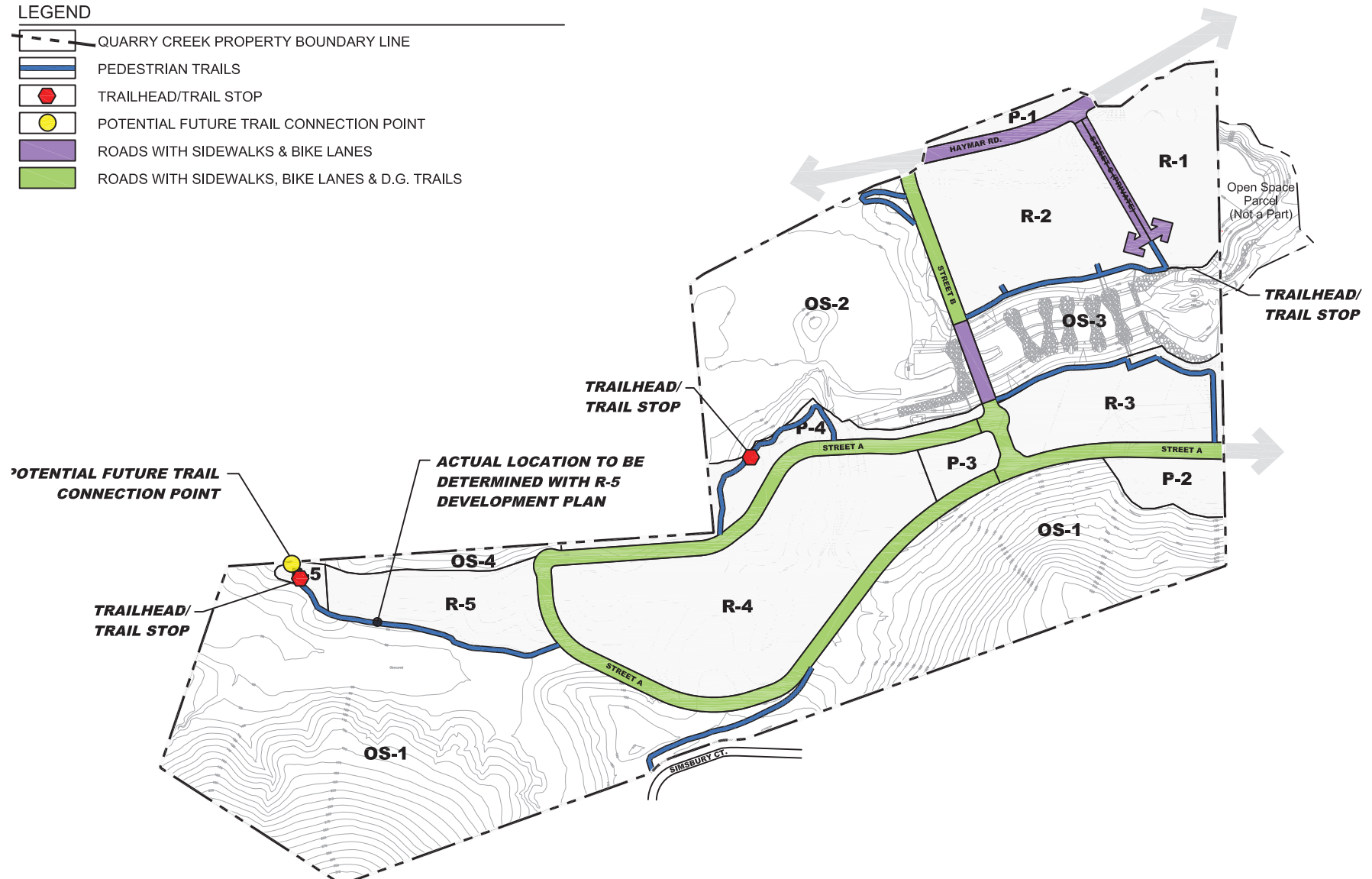
## Quarry Creek Bridge - Planning Study

FIGURE 3-6



# LEGEND

-  QUARRY CREEK PROPERTY BOUNDARY LINE
-  PEDESTRIAN TRAILS
-  TRAILHEAD/TRAIL STOP
-  POTENTIAL FUTURE TRAIL CONNECTION POINT
-  ROADS WITH SIDEWALKS & BIKE LANES
-  ROADS WITH SIDEWALKS, BIKE LANES & D.G. TRAILS



**Proposed Pedestrian, Bike Trail Circulation Plan**  
FIGURE 3-7





### ***Trail System***

Within portions of the open space areas, a trail system is proposed that would link the open space with the on-site residential and recreational components of the community, with off-site destinations including the Quarry Creek Shopping Center, and the Simsbury connection to neighborhoods to the south. The proposed trail system will provide connection to a future trail system in the Buena Vista Creek Ecological Reserve (BVCER) when that trail system is improved. The trail system accommodates pedestrians and bicyclists. However, access to the natural open space areas will be restricted through trail design and fencing along Buena Vista Creek. The proposed trail system includes decomposed granite trails located adjacent to the preserved open space along the edge of perimeter roads which will allow for future connections with adjacent off-site trails, as indicated in the City's Master trails plan. Where trails are adjacent to these open space areas, non-combustible fencing would be used. The trail system is shown on Figure 3-7.

### **3.3.5 Habitat Management Plan**

The proposed project is subject to regulation under the Carlsbad's adopted Habitat Management Plan (HMP). The project site is located within Core 2 of the HMP, which comprises approximately 352 acres of the north-central portion of the City. The Carlsbad HMP defines Hardline Preserve Areas throughout the City which are intended to conserve sensitive habitats within an open space system, and the HMP specifically identifies a Hardline Preserve boundary on the site. As directed by the HMP, the primary goal of this habitat conservation is to preserve these open space areas in perpetuity and increase the protection of biological resources within the native vegetation communities found on-site, including; freshwater marsh, southern willow scrub, southern mixed chaparral, Diegan coastal sage scrub, baccharis scrub, and native grasslands.

Figure 3-8 depicts the proposed HMP Hardline Preserve Map for the project (the Quarry Creek Open Space Planning Areas OS-1, most of OS-2 and OS-3 would constitute a habitat preserve). This figure depicts the existing approved HMP Hardline preserve boundary, in relation to the proposed project Hardline preserve boundary. The Carlsbad HMP originally showed the Hardline Preserve to the north of the existing alignment of Buena Vista Creek. This Hardline Preserve was based on a reclamation plan for the previous quarry operation that was approved prior to the adoption of the HMP, and which showed the realignment of the creek to the north. Based on input from the USFWS, U.S. Army Corps of Engineers (USACE), and CDFG, the existing alignment of Buena Vista Creek was retained as part of the Reclamation Plan approved in 2010. The proposed project would further modify the HMP Hardline to keep the same general pattern of preserve, but increases the Hardline by acreage

The Panhandle parcel has also been designed to be in compliance with the HMP. The overall development footprint has been pulled back from the currently approved Hardline by 9.85 acres, resulting in the HMP preserve increase of 9.85 acres for the proposed project. These changes increase overall functioning of the primary regional corridor by increasing the overall size of the corridor, by removing impacts to riparian habitats in the corridor, and minimizing edge effects.

The existing HMP Hardline would conserve a total of 73.25 acres on-site. The proposed project would conserve 83.1 acres, including individual sensitive habitat categories, 9.85 acres in excess of the 73.25 acres under the current HMP Hardline.

### 3.3.6 Water Quality Controls and Detention Basins

The Quarry Creek Master Plan is located within the Buena Vista Lagoon watershed of the Carlsbad Hydrologic Unit. The storm water within this watershed flows through Buena Vista Creek, which extends generally east-west through the Reclamation parcel of the project site. The Creek continues west before ultimately entering Buena Vista Lagoon approximately two miles downstream of the project site. The entire project is tributary to Buena Vista Creek. Source control water quality Best Management Practices (BMPs), Site Design BMPs, and treatment control BMPs are all proposed and required as a component of implementation of the Master Plan. A large amount of storm water on-site will be directed to landscape areas to dissipate and filter pollutants through the use of select planting material in water quality facilities before the storm water runoff reaches Buena Vista Creek. Such facilities collect and slowly convey runoff flow to downstream locations and function by filtering water through vegetation and amended soils, thereby providing treatment and detention of runoff before it moves downstream in Buena Vista Creek.

In accordance with the Municipal Permit and the County of San Diego Final Hydromodification Management Plan (Final HMP) dated March 2011, the project will employ a hydromodification strategy which will implement measures to meet the following criteria:

- For flow rates ranging from 10 percent, 30 percent, or 50 percent of the pre-project two-year runoff event to the pre-project 10-year event, the post-project discharge rates and durations may not deviate above the pre-project rates and durations by more than 10 percent over more than 10 percent of the length of the flow duration curve.

Figure 5.9-3 (see EIR Section 5.9 Hydrology and Water Quality) depicts the proposed stormwater management plan facilities for the project.

### 3.3.7 Grading

Figure 3-9 depicts the proposed preliminary grading plan for the project. Grading of the project site will involve approximately 582,000 cubic yards of cut and 582,000 cubic yards of fill. A total of 73.5 acres will be graded, resulting in 7,918 cubic yards of grading per acre. Remedial grading will involve 192,000 cubic yards. Grading details are also shown in the Vesting Tentative Tract Map exhibits provided in EIR Appendix C. All grading associated with implementation of the Master Plan will be required to conform to the following City of Carlsbad ordinances, policies, and/or guidelines:

- Excavation and Grading Ordinance (Chapter 15.06, Carlsbad Municipal Code);
- Hillside Development Regulations (Chapter 21.95, Carlsbad Municipal Code);
- City of Carlsbad Hillside Development and Design Guidelines;
- City of Carlsbad Landscape Manual; and,
- City of Carlsbad Master Drainage Plan.

Grading and limited blasting are anticipated as part of the construction activities.

### MAP ELEMENTS

	Existing Approved Hardline
	Hardline (Proposed)
	Limits of Disturbance
	HMP Open Space
	Brush Management
	Open Space (Non-HMP)
	Development Area
	Diegan Coastal Sage Scrub
	DCSS Revegetation Area

### Diegan Coastal Sage Summary

Total CSS: 42.9 AC.  
Impacts: 11.9 AC. (28%)  
Preserved: 31.0 AC. (72%)

Revegetation Areas:  
DCSS Revegetation: 6.5 AC.



**Proposed Habitat Management Plan Hardline Map**  
FIGURE 3-8





QUARRY CREEK  
PRELIMINARY GRADING  
OCTOBER 8, 2012  
PROJECT DESIGN CONSULTANTS  
HARRIS & ASSOCIATES, INC.  
201 S. Main Street, Suite 100  
San Diego, CA 92101  
(619) 594-1111

# Preliminary Grading Plan

FIGURE 3-9

City of Carlsbad | Quarry Creek Master Plan | EIR





### 3.3.8 Landscaping

The Master Plan contains landscape design guidelines which provide the blueprint for the implementation of the project's landscape design concept, which in turn, creates the primary thematic linkage for the Quarry Creek Master Plan. The landscape concepts are provided in the Master Plan, Section 6.5 of the Master Plan (EIR Appendix B).

The Master Plan identifies Buena Vista Creek as a natural riparian vegetation corridor, and the cultural heritage of the site as the inspirations for the landscape theme. The guidelines require the use of western natives and riparian species where appropriate and feasible, with a more naturalized and random planting concept, and less formalized landscape.

A primary focus of the landscape theme is the El Salto Falls and the central canyon of Buena Vista Creek and its natural open space. Because the Master Plan provides, and encourages public use and open space areas, in areas adjacent to open spaces, the landscaping plan discourages the use of invasive plants, or plants that require intensive irrigation, fertilizers, or pesticides adjacent to existing or planned preserve areas.

Water runoff from landscaped areas is required to be directed away from the 100-foot biological buffer, which will be a conservation easement area, and treated within the development footprint. The landscape plan encourages native, non-invasive and drought-resistant plants that require little or no irrigation once established.

### 3.3.8 Off-Site Improvements

Implementation of the proposed project will require construction of several off-site improvements. These improvements include the construction of sewer line connections, potable and reclaimed water lines, the Marron Road trailhead, and trail connection to Simsbury Court. Off-site grading in two areas immediately adjacent to the project site's eastern boundary would also be required. Improvements will also be made to Haymar Drive to improve the street to local street standards.

#### 3.3.8.1 *Sewer Line Connection*

Pursuant to the LFMP for Zone 25, the proposed project is required to provide gravity sewer connections in the following locations: (1) the southern boundary of Zone 25; and (2) eastern boundary of Zone 25 at the terminus of Marron Road. Existing and off-site sewer system improvements are shown on Figures 5.15-1 and 5.15-2 (see EIR Section 5.15, Utilities and Service Systems). The sewer collection plan will include capacity and design alignment (extended length to the south) which will accept the existing 805 EDU from the Simsbury lift station and the potential future connection of the lift station in the Quarry Creek Plaza shopping center, located off-site, south and east of the Quarry Creek development. This would allow for the abandonment of these temporary lift stations.

#### 3.3.8.2 *Potable (Domestic) Water Line Connection*

Pursuant to the LFMP for Zone 25, the proposed project would be required to connect its proposed water line to the south to connect to the Carlsbad Municipal Water District's 8-inch line located off-site in Simsbury Court. Two connections are proposed, one connection to an existing water main located in Simsbury Court and the second to a 14-inch water main located within an existing easement north of Tamarack Avenue adjacent to the proposed reclaimed water line connection (discussed below).

Figures 5.15-2 and 5.15-3 (see EIR Section 5.15, Utilities and Service Systems) depict the locations of these potable water line connections.

### ***3.3.8.3 Reclaimed Water Line Connection***

The proposed project would be required to connect its proposed reclaimed water line at the existing reclaimed pipe located off-site at Tamarack Avenue and Harwich Drive. Figure 5.15-2 (see EIR Section 5.15, Utilities and Service Systems) shows the existing off-site and proposed conceptual off and on-site domestic water system improvements.

### ***3.3.8.4 Marron Road Trailhead***

A single trailhead will be provided off-site at the existing western terminus of Marron Road in the City of Carlsbad (located off-site approximately 1/8 mile east of El Camino Real). As shown in Figure 3-10, this off-site trailhead would include a vehicular turn-around and trail parking lot which would be provided within the existing right-of-way.

### ***3.3.8.5 Trail Connection to Simsbury Court***

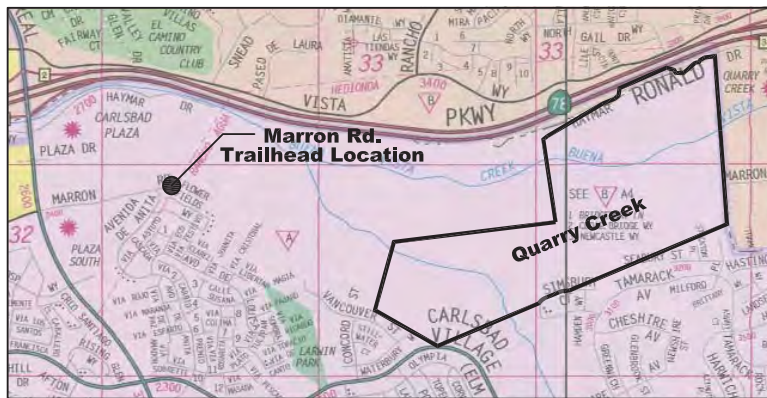
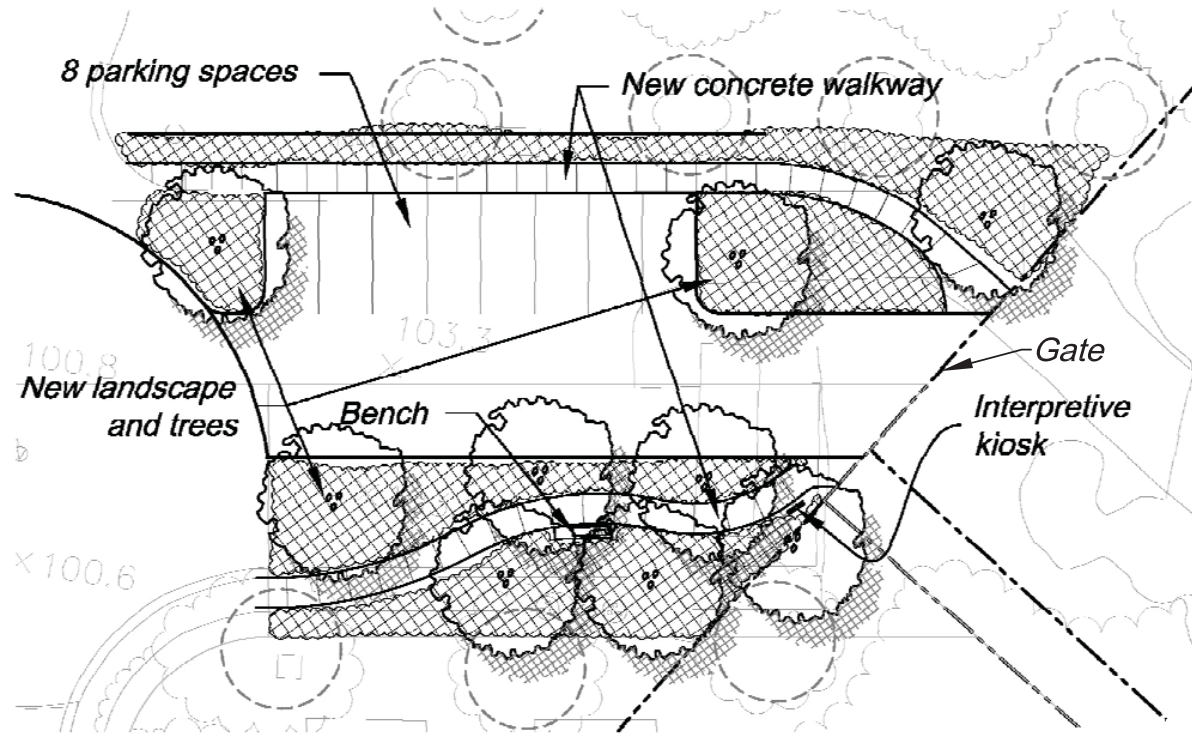
The project proposes a trail within Planning Area OS-1 that would connect to the Simsbury neighborhood to the south of the project site.

### ***3.3.8.6 Off-Site Grading***

The project will involve remedial grading in the parcel labeled “N.A.P.” on Figure 3-4, which is a parcel located within the City of Oceanside immediately east of PA R-1 (next El Salto Falls). Additionally, the project will involve the placement of some fill against the existing retaining wall located at the property line of the Quarry Creek Plaza shopping center in order to improve the appearance of the wall. This grading is reflected in Figure 3-10 Preliminary Grading Plan.

## **3.4 PROJECT OBJECTIVES**

- Provide land uses that are compatible and complementary with the existing surrounding and adjacent land uses and facilities in an effort to sustain the San Diego Association of Governments (SANDAG) “Smart Growth” principles for the Quarry Creek area.
- Establish sufficient land use intensity on the site to support the “Community Center” designation on the Smart Growth Concept Map.
- Provide a high density and medium-high density community in compliance with the policies of the Housing Element of the Carlsbad General Plan.
- Establish a comprehensive development plan for the site that provides an appropriate balance of open space, residential and public use land uses.
- Develop a sustainable community by focusing the land use design parameters on environmental, cultural, social and economic sustainability. Provide a plan that is strongly influenced by recognition of the balance between human interaction (development of urban uses) and natural systems (environmental conservation), in order to meet the needs of current and future generations, and to respect the history of past generations who have lived on the property.



Location Map Not to Scale

## Marron Road Trailhead Preliminary Concept

FIGURE 3-10



- Construct a community that preserves and protects the most important cultural heritage aspects of the property.
- Provide a plan that permanently preserves the culturally-significant El Salto Falls and the full alignment of Buena Vista Creek through the Quarry Creek property, and includes a significant development buffer of native landscape protecting each of these natural and historic properties.
- Comply with the Carlsbad HMP and conserve open spaces through consistency with the requirements of the City of Carlsbad and Wildlife Agencies approved HMP. The Master Plan clusters proposed development only to a number of compact areas allowed for development as defined in the HMP. This will allow for wildlife corridors and sensitive vegetation communities to be conserved, mitigated, protected and managed in accordance with the standards required by these Agencies.
- Provide replacement land uses for the rock quarry. Provide a modern, sustainable urban development in place of highly-disturbed quarry site, which has been utilized for unattractive and landscape-scarring mining operations since 1961.
- Implement a plan which is aesthetically pleasing, compatible, and complimentary to adjacent land uses and facilities.
- Conserve open space areas for recreation and the preservation of sensitive environmental resources by clustering development within the non-environmentally sensitive areas of the property, as indicated by the approved HMP Hardline.
- Implement the applicable portions of the City of Carlsbad General Plan and Zoning Code; and the Zone 25 Local Facilities Management Plan, as adopted by the concurrent application.
- Provide an economically-viable development program for the property.
- Design a community that encourages social interaction through providing for the recreational and open space needs of project residents and the City at large, by incorporating recreational land uses including public areas, recreation facilities, pocket parks, a pedestrian circulation system and substantial areas of permanently preserved natural open space.
- Provide for a variety of housing choices in order to accommodate the housing needs of a range of economic levels and age groups, to promote social diversity and to support an economically viable development program.
- Add to the City's inventory of housing diversity by providing both market rate and affordable housing opportunities that are conveniently located adjacent to transportation, commercial, recreational and public uses.
- Provide architectural and landscape Guidelines applicable to an appropriate mix of housing types which meet the City's goals for establishing a sustainable community that is marketable within the evolving economic profile of the surrounding community and the City of Carlsbad as a whole.
- Modify the Carlsbad Circulation Element to eliminate Marron Road and Rancho del Oro Road from extending through the Buena Vista Creek Ecological Reserve.
- Ensure sufficient developable acreage in different residential densities to provide varied housing types for households in all economic segments.
- Provide a plan that recognizes the development potential of the entire site as contemplated in the current adopted General Plan and Habitat Management Plan.

- Obtain approval of a development plan with sufficient variety of product types to overcome the economic impact of the City of Carlsbad's infrastructure construction and public safety requirements, which severely constrain infrastructure phasing on the property.

### 3.4.1 Actions and Approvals by the City of Carlsbad

In conformance with Sections 15050 and 15367 of the State *CEQA Guidelines*, the City of Carlsbad has been designated as the “lead agency,” which is defined as, “the public agency which has the principal responsibility for carrying out or approving a project.” The following identifies the legislative and discretionary actions and approvals by the City of Carlsbad for the proposed project.

1. **General Plan Amendments (GPA 11-09).** Amendments to the City's General Plan are required in order to implement the proposed project as follows:

**Land Use Element.** The existing General Plan Land Use designations for the site are Residential Low-Medium density (RLM) (0-4 du/ac) and Open Space (OS). The General Plan Amendment would amend the existing RLM and OS designations to Residential Medium High Density (RMH) (8-15 du/ac), Residential High Density (15-23 du/ac), Community Facilities (CF), and OS. The amendment of the existing General Plan residential land use categories on the Reclamation parcel from RLM to RH and RMH would be consistent with land uses approved for the Reclamation parcel in the amended City of Carlsbad 2005-2010 Housing Element.

**Open Space and Conservation Element.** The General Plan Amendment will amend land uses to provide consistency with the requirements of the Carlsbad HMP and designate open space areas per the Open Space and Conservation Element.

**Circulation Element.** GPA 11-09 also involves an amendment to the General Plan Circulation Element. This amendment involves the elimination of the westward extension of Marron Road, which is designated as a four-lane Secondary Arterial road, and is currently depicted in the Circulation Element as a connection between College Boulevard and El Camino Real. The classification of Marron Road would also be changed within the Master Plan project site to a Controlled Collector roadway. The General Plan amendment would also eliminate the Rancho del Oro Road extension from the Circulation Element, but would not impact future construction of the Rancho Del Oro interchange with SR-78.

2. **Zone Change (ZC 11-04).** A zone change is required in order to implement the proposed project. The existing zoning for the project site is One-Family Residential (R-1-10,000) and Industrial (M). The proposed project would rezone the R-1 and M Zoning to Planned Community (P-C Zone – Chapter 21.38). The P-C zone dictates that a Master Plan be prepared prior to development of the property.
3. **Quarry Creek Master Plan (MP 10-01).** The applicant is requesting approval of a Master Plan that will guide the development of the project site. The land uses, habitat preserve areas, open space, and supporting infrastructure will be established as part of the Master Plan.
4. **Local Facilities Management Plan for Zone 25 (LFMP 87-25).** Pursuant to the City's Growth Management Program (Title 21, Chapter 21.90 of the Carlsbad Municipal Code), a Local Facilities Management Plan will be approved for Zone 25. The LFMP analyzes the public facilities, infrastructure requirements, capital improvements and financing mechanisms which are required to adequately provide the public infrastructure to support the project.

5. ***Certification of the Final EIR (EIR 11-02).*** After the required public review of the Draft EIR, the City of Carlsbad will respond to comments, edit the document, and produce a final EIR to be certified by the City Council as complete and providing accurate information concerning the environmental impacts from the implementation of the proposed project.
6. ***Vesting Tentative Tract Map (CT 11-04).*** The Applicant is requesting approval of a Vesting Tentative Tract Map required for development of the project site. A tentative tract map is required by the California Subdivision Map Act (Government Code §66426 et seq.).
7. ***Hillside Development Permit (HDP 11-04).*** Grading of some non-constrained hillsides and ridges in the southwestern portion of the Master Plan project site and the Panhandle parcel which were not previously mined are subject to the City's Hillside Development Ordinance as these areas contain hillside conditions that are defined as slopes greater than 15 feet in height and 15 percent in slope. The purpose of the Hillside Development Permit is to regulate grading conformance with the City's Hillside Development Ordinance (Municipal Code §21.95.010) standards and policies.
8. ***Floodplain Special Use Permit (SUP 11-04).*** A Floodplain Special Use Permit is required before construction or development begins within any area of special flood hazards, flood-related erosion hazards or mudslide hazards, as established in §21.110.070 of the City Municipal Code. A SUP is required for the Marron Road loop bridge structure which would span Buena Vista Creek.
9. ***Habitat Management Plan (HMP 11-07).*** An HMP Permit (11-07) is required for projects which impact sensitive biological resources as defined pursuant to the HMP. An HMP Equivalency Finding will be processed to accommodate minor changes proposed to the HMP Hardline Preserve.

### **Subsequent/Concurrent Entitlements to Implement the Master Plan**

A variety of entitlement actions and discretionary permits will be required to implement the components of the Master Plan, subsequent to Master Plan adoption and as development begins to occur on the project site. The following entitlements are anticipated:

- ***Tentative and Final Subdivision Maps.*** Tentative and Final Subdivision Maps will be required for all residential that involves for sale products.
- ***Planned Development Permit.*** A Planned Development Permit will be required for all residential projects that involve "for sale" dwelling units.
- ***Site Development Plans.*** Site Development Plans will be required for any multifamily residential rental developments including an affordable housing project. The proposed Master Plan also stipulates that a Site Development Plan shall also be required for public use Planning Areas P-2 and P-3. An administrative Site Development Plan Permit is required for development of public use Planning Areas P-1, P-4 and P-5.

### **Master Plan Amendments**

Subsequent actions by the City may also involve approvals of Master Plan Amendments pursuant to Section 8 Master Plan Implementation and Amendments of the *Quarry Creek Master Plan*.

- **Minor Master Plan Amendment.** A Master Plan Amendment request shall be determined to be minor if the amendment does not substantially change the boundaries of the subject property or involve an addition of a new use or group of uses not shown on the original Master Plan or the rearrangement of uses within the Master Plan. Such determination shall be made by the Planning Commission pursuant to Chapter 21.38.120 of the Carlsbad Municipal Code.
- **Major Master Plan Amendment.** All other Master Plan Amendments shall be determined to be Major. Major Master Plan Amendments shall be approved through a public hearing before the Planning Commission and City Council pursuant to Chapter 21.38.120 of the Carlsbad Municipal Code. The applicant shall be required to submit a completed application with graphics, statements, or other information as may be required to support the proposed Amendment. An application for a Major Master Plan Amendment shall be processed, heard, and determined in accordance with the terms of Chapter 21.38 applicable to the adoption of a Master Plan.

### 3.4.2 Discretionary Action and Approvals by Other Agencies

Responsible Agencies are those agencies that have discretionary approval over one or more actions involved with development of the proposed project site. Trustee Agencies are state agencies that have discretionary approval or jurisdiction by law over natural resources affected by a project. As described in the preceding section, these agencies may include, but are not limited to the following:

**U.S. Army Corps of Engineers.** The USACE has jurisdiction over dredge and fill activities affecting navigable waters of the United States, pursuant to two federal laws: The Rivers and Harbors Act of 1889 and the Clean Water Act of 1977, as amended. Projects that involve dredge or fill to the “waters of the U.S.” (including wetlands) are subject to regulation under the Clean Water Act. All permits issued by the USACE are subject to consultation and/or review by the USFWS and the Environmental Protection Agency (EPA). Under the “Fish and Wildlife Coordination Act,” the USACE also is required to consult with the USFWS and give “full consideration” to its views on fish and wildlife matters before issuing a Section 404 permit. As currently proposed, the proposed project would require a Section 404 permit as jurisdictional waters will be impacted by proposed development.

**California Department of Fish and Game.** The CDFG has the authority to reach an agreement with an agency or private party proposing to affect intermittent or permanent wetlands habitat, pursuant to Section 1602 (streambed alteration agreement) of the Fish and Game Code. In accordance with its policy of “no net loss of wetland habitats,” CDFG requires mitigation for all impacts to any wetlands, regardless of acreage. As currently proposed, the proposed project would require a Section 1602 streambed alteration agreement as CDFG jurisdictional areas would be impacted by the proposed project. Where a state-listed threatened or endangered species occurs on a project site, the CDFG would also be responsible for the issuance of a Memorandum of Understanding (MOU) to ensure conservation, enhancement, protection, and restoration of state-listed threatened or endangered species and their habitats.

**United States Fish and Wildlife Service.** The U.S. Fish and Wildlife Service (USFWS) is authorized under the Endangered Species Act of 1972 (ESA) to establish lists of endangered and threatened plants and animals and to identify critical habitats for listed species. The USACE would consult with USFWS as part of issuance of a Clean Water Act Section 404 Permit for any impacts to jurisdictional waters.

**San Diego Regional Water Quality Control Board.** The San Diego Regional Water Quality Control Board (SDRWQCB) is one of nine regional boards under the California “State Water Resources Control Board” (SWRCB). Under the direction of the SWRCB, the SDRWQCB exercises authority under the Federal Clean Water Act and correlative state statutes to regulate the discharge of “waste” into waters of



the United States within its San Diego region of influence. The federal act authorizes states to assume responsibility for administering the National Pollutant Discharge Elimination System (NPDES) including establishing effluent limits and water quality standards in connection with issuance of permits for projects, and for providing water quality regulation for dredge and fill activities through the Section 401 Water Quality Certification process. As currently proposed, the proposed project would require a Section 401 waiver or certification as part of the Section 404 permit that would be required for impacts to jurisdictional waters.

***City of Oceanside.*** Certain roadway improvements may be required surrounding the Master Plan project site. These improvements will occur within the City of Oceanside and will require approvals by the City such as roadway improvement plans, encroachment permits, and traffic control plans.

The off-site grading identified in Section 3.3.8.6 will require a grading permit from the City of Oceanside.

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